

Issue 1

November 01, 2004

American Eagle Communities....

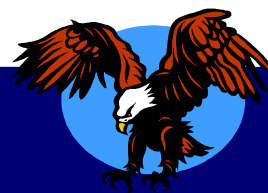
A special "Thank You" to Cpt. Donald and Melissa Mazza for submitting the winning newsletter title. Congratulations!!!

Special points of interest:

- Construction tentatively scheduled for late spring of 2005.
- Request for proposals have gone out to local subcontractors for demolition phase.
- Key staff and management are now on-board.

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The Eagle's Nest... A newsletter from American Eagle Communities , the Fort Leonard Wood Housing Privatization Developer

Welcome to the Eagle's Nest

Welcome to the very first issue of *The Eagle's Nest*, serving the RCI program for Fort Leonard Wood. While we have tried to present important facts about the housing privatization program in this inaugural edition, always remember that this is your newsletter. It should help answer your questions, provide information about RCI services and events, and continue to be a bright spot in your day. If we are not meeting these goals, please let Connie Seda, our Resident Outreach Officer know what you would like to see in it (Connie.Seda@American-Eagle.cc).

Over the past year, the members of the RCI Program Office and American Eagle Communities have worked together to develop the plans for redevelopment of the on-post neighborhoods. These plans are now pending approval (we hope to break ground as soon as the winter snows melt) and are some of the most exciting that have been prepared under the

Residential Communities Initiative. During the next few months, we will increase our outreach efforts to provide you with information concerning lease signing and the other aspects of the transition to privatized housing.

As we've stated throughout *The Eagle's Nest*, please call or e-mail us if you have any concerns. You could also stop by and see us at Building 1018 on Big Piney Road (just off of 19th Street) and leave with a really cool American Eagle hat or coffee mug along with the reassurance that you and your family will be in good hands.

On behalf of the entire American Eagle staff, I would like to thank you for the very warm and enthusiastic reception we have received at Fort Leonard Wood and for the opportunity to serve you in the coming months and years.

-Howard Lazarus, Project Manager

The American Eagle and RCI Partnership

The RCI Office is excited about the changes coming with the privatization of family housing at Fort Leonard Wood. Since American Eagle came on board last December, they have been a dedicated group of people who truly care about the welfare of the families living at Ft Leonard Wood. They have worked hard on designs for new houses and developing a property management plan to improve the quality of life of the families here. As we move into the transition period this fall and take over on 1 Feb 05, everyone must realize change does not happen over night. New construction will start next spring, but it will take 9 years to replace most of the current houses. The American Eagle family is eager to get started and are always interested in your concerns, questions and ideas. Please feel free to contact them, they are here for you.

-Alice Bischoff, RCI Acting Program Manager

As we prepare for the privatization of housing here at Fort Leonard Wood, American Eagle is privileged to be a part of this process and to be able to serve our military men and women. We have a seasoned staff that is comprised of many military spouses and retired military members who have "been there, done that" in regards to military housing. One common theme among our employees is that we all believe that this project will substantially improve the quality of life of military families and more importantly, that our service members deserve it.

We understand that there are concerns from residents about privatization of housing. Please feel free to contact us about those concerns. The employees of American Eagle look forward to serving you.

-Dale Bleckman, Deputy Project Manager

“We will ensure that quality housing and exceptional resident services are provided to military families”

Meet the Housing Staff

The American Eagle Property Management Staff Creed:

“The residents of Leonard Wood Family Communities and the service members and their families who are seeking assistance in locating housing in our community are the most important people who enter our office; they are not an interruption of our work, but the purpose for it. These families and service members are not just addresses or statistics; they will be treated with utmost respect and consideration for their feelings and emotions. Their needs, wants, desires, and problems become our first priority.”

As the heart of AEC our Property Management Staff is committed to providing all the residents with excellence in customer service.

Our job will be to respond to your requirements as expeditiously and efficiently as possible. Our mission will be to put your mind at ease, so that at all times, but especially when families are separated by deployment, service members can perform their jobs with maximum effectiveness, knowing that the families left behind will be given every possible assistance when a need arises.

-Property Management Staff

New Utility Policy for RCI by Jim Paton

The Army recently issued policies spelling out how payments will be made for utility services at Residential Communities Initiative (RCI) properties. The first policy document issued by the Assistant Secretary of the Army for Installations and Environment (ASA (I&E)) gives guidance, which should be of particular interest to the residents of RCI housing. The second policy addresses how installations would provide utility services and receive reimbursement from the RCI partnership.

Just like their civilian counterparts, military residents in RCI housing will be responsible for their own utilities. Residents will be rewarded for their conserva-

When the RCI project constructs a new house or renovates an existing one, meters will be installed to measure the electricity, gas and/or heating oil used by each housing unit. In accepting a RCI housing unit, a military resident turns his Basic Allowance for Housing (BAH) over to the RCI partnership to pay for the rent and a utility allowance. The utility allowance is a reasonable estimate of the average cost of electricity, gas and/or heating oil.

Utility billing will become effective once there are sufficient numbers of homes built or renovated and metered, and a 12-month baseline of average utility costs established.

Utility allowance will be re-computed annually with separate allowances for each specific type of building. The utility meters will be read by the RCI partnership monthly and a statement made available for review.

***Partial Article is a reprint from the “Public Works Digest” July/August 2004 issue.

Did you know...

The average home contributes more air pollution than the average car!

American Eagle Communities...

"Bringing Home the American Dream!!"

Did You Know.....

...one computer left on all day will cost between \$115 and \$160 a year to power.

(according to FAQ's Computer Energy Production Program found on website www.greencampus.harvard.edu)

...that it is a waste of energy to leave a toaster plugged in when it's not in use?

Here's how that happens. Appliances like televisions and toasters draw a small current even when they're switched off. So it's a good idea to unplug them if you are not going to be using them for a few days. The Department of Energy tells us that about 20% of the energy you use at home powers electrical appliances like televisions, VCRs, stereos, coffee makers, toasters and microwave ovens - even when they're not turned on. That's a big part of your energy bill, and you don't want it to be any bigger.



You asked the question....

As we prepare for transition to privatized housing, American Eagle has begun informing Fort Leonard Wood residents of what is coming in the near future. We have had good turn outs with some really good questions:

- **How do I pay my rent?** The military members BAH with dependent rate will be collected as rent by allotment or electronic transfer. In dual military cases, rent will be established by the senior ranking members BAH with dependent rate. The junior ranking member will keep their BAH.
- **Will I have to sign a lease?** Yes. To live in Privatized Military Housing, even for the shortest amount of time, you must sign a 12 month lease with credit for time already spent in your home.
- **What about bedroom qualifications?** Number of bedrooms will be determined by number of children in the home, not by age or sex.
- **Will there be a pre-inspection of the homes prior to transition?** AEC is aware of current housing conditions and residents will not be held accountable for damage they did not cause. Current inspections sheets will be honored.
- **Who will have priority when moving into new homes?** Current residents living in a home which will be demolished will move into a new home first. (Demolition and construction schedule will be available at a later date)
- **What sizes will the new homes be?** American Eagle will only build single and duplex family housing ranging between 1630 sq ft and 2300 sq ft. This square footage is all living space the sizes does not include the garage space.
- **Will there still be a self-help store?** No. American Eagle will only provide limited supplies.

Did you know...

One-third of the water used in most homes is flushed down the toilet.

VETERANS

“Thanks to you we have the freedoms we enjoy today, to live without fear of persecution, to live with the freedom to express ourselves, and the freedom to worship in our own way. Thanks to you we also have the right to vote on 2 November. The sacrifices of every Veteran make our lives possible, every day and we at American Eagle Communities thank you! “

-The American Eagle Staff

“OLD GLORY”...how she got Her name

The name “Old Glory” was first applied to the U.S. flag by a young sea captain who lived in Salem , Mass. On his twenty-first birthday, March 17, 1824 , Capt. William Driver was presented a beautiful flag by his mother and a group of local young ladies. Driver was delighted with the gift. He exclaimed, “I name her ‘Old Glory.’” Then Old Glory accompanied the captain on his many voyages.

Captain Driver quit the sea in 1837 and settled in Nashville , Tenn. On patriotic days, he displayed Old Glory proudly from a rope extending from his house to a tree across the street. After Tennessee seceded from the Union in 1861, Captain Driver hid Old Glory by sewing the flag inside a comforter. When Union soldiers entered Nashville on February 25, 1862 , Driver removed Old Glory from its hiding place, carried the flag to the state capitol building, and proudly raised it for all to see.

Shortly before his death, the old sea captain placed a small bundle into the arms of his daughter. He said to her, “Mary Jane, this is my ship flag, Old Glory. It has been my constant companion. I love it as a mother loves her child. Cherish it as I have cherished it.”

The flag remained as a precious heirloom in the Driver family until 1922. Then it was sent to the Smithsonian Institution in Washington, D.C., where it is carefully preserved under glass today.

Did you know...

That you should always display the flag with the field of blue in the left-hand corner.

To display it upside down is considered a distress signal.

Resident Outreach Officer

Hi! My name is Connie Seda the Resident Outreach Officer for American Eagle Communities. I am a military spouse of a career soldier and I am also a Fort Leonard Wood resident.

I have had the opportunity to go out and brief some of the Fort Leonard Wood community about the RCI project. Since I have experienced on post housing , I can relate to the same issues and concern's expressed at the briefings. For that reason, I am very excited to be a part of this positive change to military housing. It is my privilege to be able to come out and talk to you about this project and answer your questions. I look forward to continue

talking to the community as American Eagle begins to build the homes and communities our military families deserve.

If you have any questions, suggestions or ideas for your newsletter please contact me.

Connie Seda 573-329-1013 or

connie.seda@american-eagle.cc

-Connie Seda, Resident Outreach Officer

American Eagle and RCI will continue to work together to serve our HEROES!